

Denby

Denby is generally bounded by the Harper Woods city limits to the northeast, the Ford Freeway (I-94) to the southeast, and Hayes and Kelly to the west and northwest.

The community is one of the few areas that gained population during the 1990s, attracting nearly ten percent more residents. Like other areas in Cluster 2, Denby maintains a high percentage of youth residents.

Denby is one of the strongest residential communities in the city. Over ninety-five percent of housing units are occupied. Almost three quarters of the housing units are owner-occupied. A majority of homes are valued between \$70,000 and \$100,000. The residents within Denby are well educated. More than eighty percent of adult residents have earned at least a high school degree. Partially due to the high degree of educational attainment, almost forty percent of households earn at least \$50,000 per year.

❑ Neighborhoods and Housing

Issues: The housing stock is primarily composed of small brick bungalows with well-maintained lawns along tree-lined streets. Although there is evidence of physical decline, it is concentrated in the southwest portion of the area, primarily east of Outer Drive and south of Berkshire.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the northern portion of the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Revitalization of neighborhoods with poor housing conditions

Policy 2.1: Target infill housing in the southwest portion of the area.

Policy 2.2: Encourage minor home repair and increased maintenance east of Outer Drive and south of Berkshire.

GOAL 3: Increase residential density

Policy 3.1: Develop medium density residential development to complement the mixed-use node at the intersection of Whittier, Hayes and Kelly.

❑ **Retail and Local Services**

Issues: Retail areas are geographically distributed along Morang, Cadieux, Whittier, Harper, and near the intersection of Kelly and Hayes. The majority of these thoroughfares contain a mixture of commercial strip development and residential buildings. Most of the commercial development is in relatively good physical condition.

GOAL 4: Increase the vitality of neighborhood commercial areas

Policy 4.1: Develop retail nodes along Harper, Whittier, and Morang with a compatible mix of locally serving, small-scale businesses and medium density residential uses along less viable portions.

GOAL 5: Develop a mixed-use activity node

Policy 5.1: The existing built environment of commercial structures at the intersection of Kelly, Hayes and Houston-Whittier presents an opportunity for a mixed use, pedestrian-oriented development.

❑ **Transportation and Mobility**

Issues: The close proximity of two major intersections, Whittier/Kelly and Kelly/Hayes, poses traffic problems and safety issues, especially for pedestrians.

GOAL 6: Improve vehicular and pedestrian safety

Policy 6.1: Introduce traffic calming features and other methods to alleviate congestion and increase safety at the Kelly/Hayes and Whittier/Kelly intersections.

2000 Census - Demographic Profile

Neighborhood **Denby**

Total Population

24,503

1990 Population

22,349

1990 to 2000 Change

2,154

Percent Change

9.64%

Race

White Only

3,047

12.44%

Black or African American
Only

20,870

85.17%

American Indian and Alaska
Native Only

18

0.07%

Asian Only

99

0.40%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

106

0.43%

Two or More Races

363

1.48%

Hispanic Origin

Hispanic Origin (Any Race)

185

0.76%

1990 Hispanic Origin

255

1990 to 2000 Change

-70

Percent Change

-27.45%

Gender

Male

11,237

45.86%

Female

13,266

54.14%

Educational Attainment

Population 25 or older

13,444

54.87%

HS Graduate or Higher

10,798

80.32%

Assoc. Degree or Higher

2,188

16.27%

Age

Youth Population
(Under 18 Years Old)

8,643

35.27%

1990 Youth Population

6,610

1990 to 2000 Change

2,033

Percent Change

30.76%

0 to 4 Years Old

2,070

8.45%

5 to 10 Years Old

3,177

12.97%

11 to 13 Years Old

1,482

6.05%

14 to 17 Years Old

1,914

7.81%

18 to 24 Years Old

2,416

9.86%

25 to 44 Years Old

8,173

33.36%

45 to 64 Years Old

4,003

16.34%

65 Years Old and Older

1,268

5.17%

Households

Households

8,222

Average Household Size

2.98

Population in Group Quarters

14

0.06%

Population in Households

24,489

Family Households

5,983

72.77%

Married Couple Family

2,931

48.99%

Female Householder Family

2,614

43.69%

One Person Households

1,873

22.78%

Housing Units

Housing Units

8,625

1990 Housing Units

8,708

1990 to 2000 Change

-83

Percent Change

-0.95%

Vacant Housing Units

408

4.73%

Occupied Housing Units

8,217

95.27%

Owner Occupied

5,952

72.44%

Renter Occupied

2,265

27.56%

Housing Value

Owner Occupied Units

5,668

Less Than \$15,000

31

0.55%

\$15,000 to \$29,999

161

2.84%

\$30,000 to \$49,999

582

10.27%

\$50,000 to \$69,999

1,589

28.03%

\$70,000 to \$99,999

2,966

52.33%

\$100,000 to \$199,999

334

5.89%

\$200,000 or More

5

0.09%

Household Income

Less Than \$10,000

722

8.78%

\$10,000 to \$14,999

455

5.53%

\$15,000 to \$24,999

1,193

14.51%

\$25,000 to \$34,999

1,249

15.19%

\$35,000 to \$49,999

1,508

18.34%

\$50,000 to \$74,999

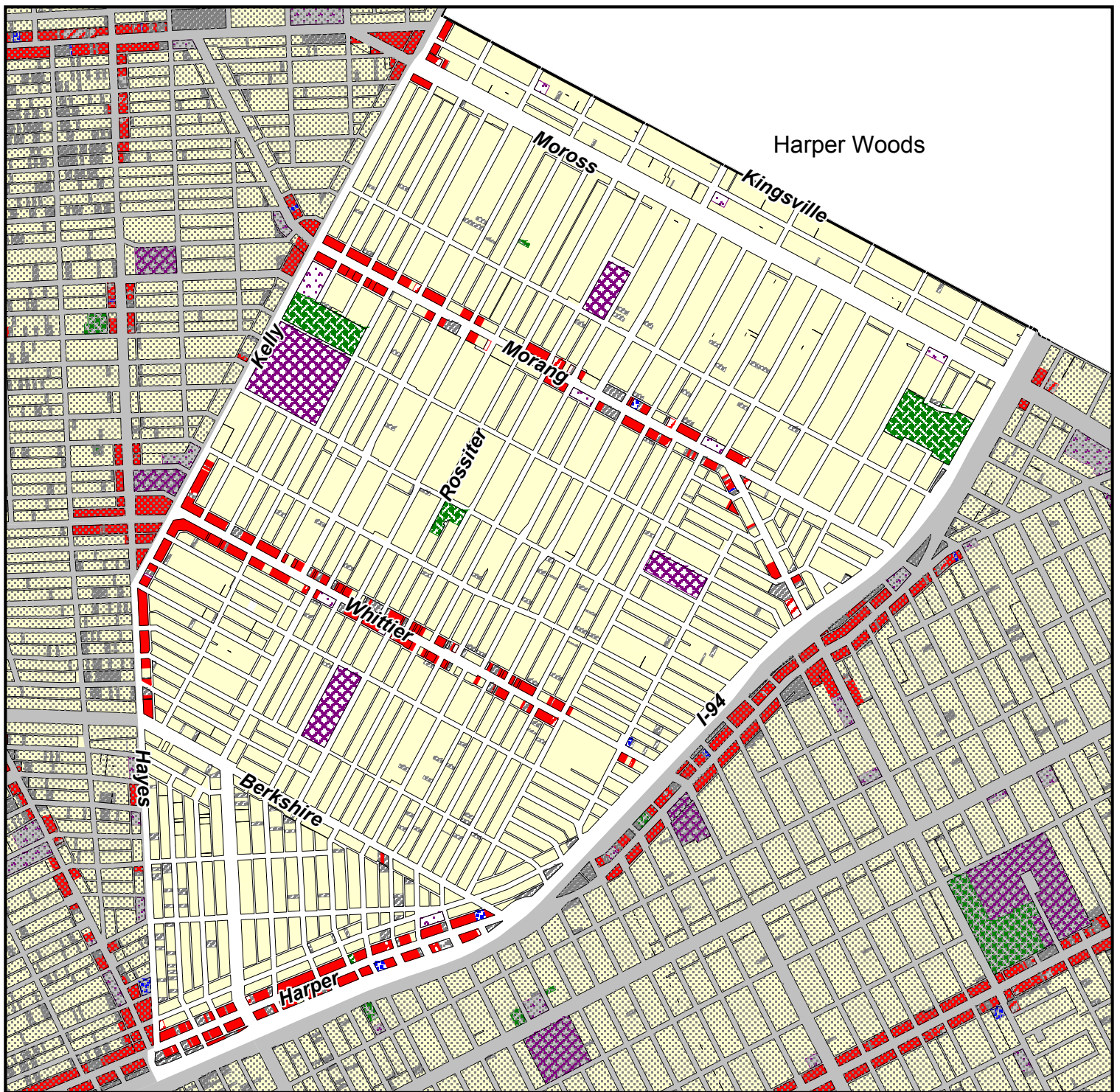
1,755

21.35%

\$75,000 or More

1,340

16.30%



Map 2-3A

City of Detroit
Master Plan of
Policies

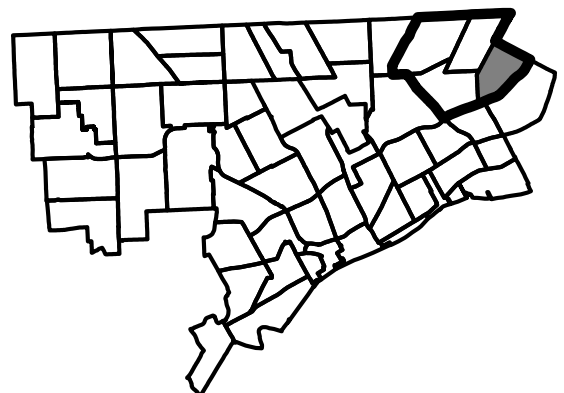
Neighborhood Cluster 2 Denby

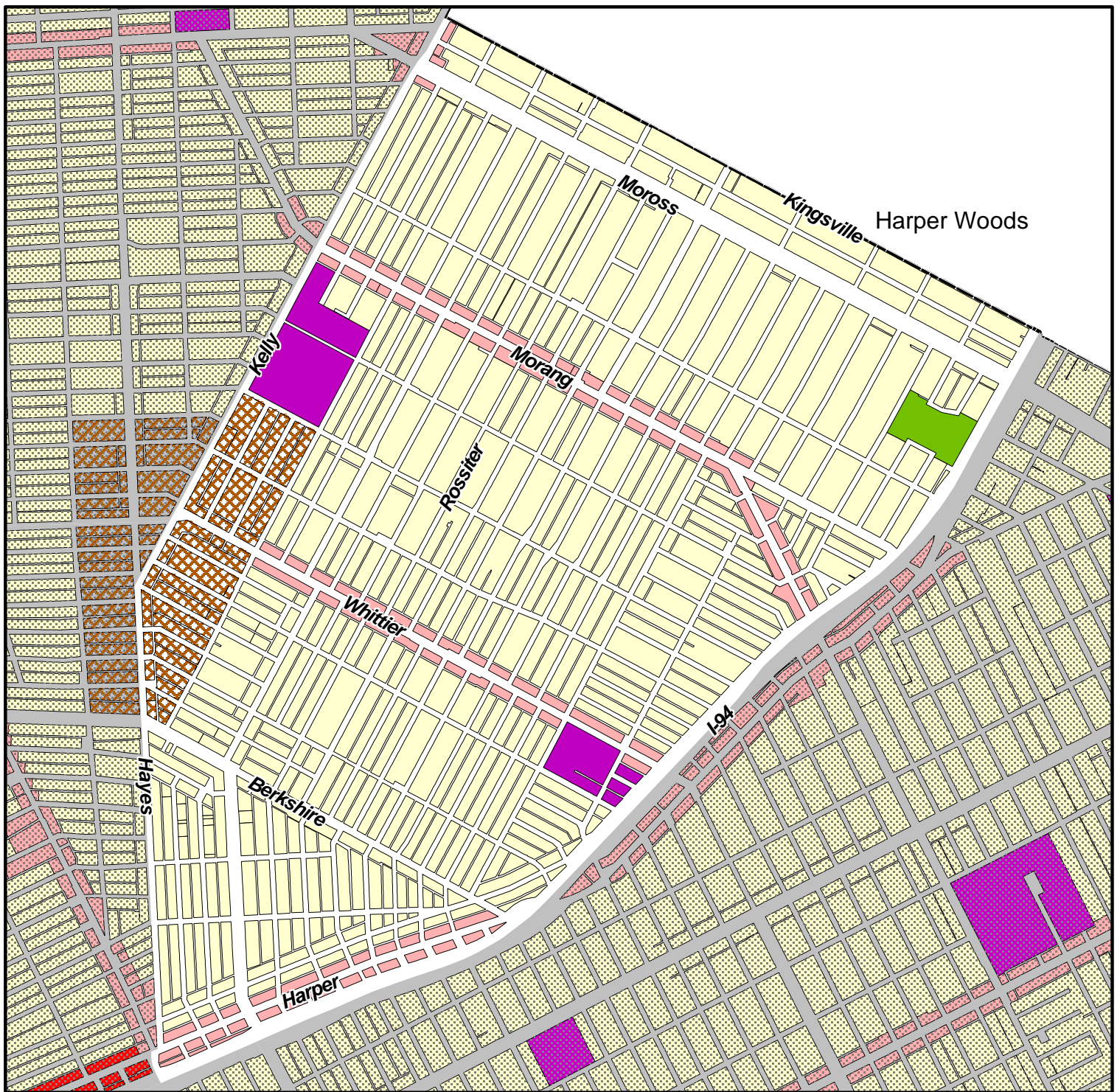


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 2-3B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 2 Denby



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

